

PUBLIC COMMENTS ON NON-AGENDA ITEMS - PETRILLI
PLANNING COMMISSION - SEPTEMBER 20, 2012

FW: Balboa Village Implementation Plan & RV Parking

From: James Petrilli (jameslpet@hotmail.com)

Sent: Thu 9/20/12 11:25 PM

To: mhenn@newportbeachca.gov; mhenn527@hotmail.com; srosansky@newportbeachca.gov; rhill@newportbeachca.gov; edselich@roadrunner.com; ngardner@newportbeachca.gov; curryk@pfm.com; lesliejdaigle@aol.com

Cc: jcampbell@newportbeachca.gov; starrpo@hotmail.com; doveperch@sbcglobal.net; anstom@sterlingstyles.com; shelly.petrilli84@gmail.com; president@centralnewport.org; secretary@centralnewport.org; treasurer@centralnewport.org

2 attachments

RV'sBeachArticle.pdf (96.0 KB) , VeniceBeachArticle.pdf (425.2 KB)

Newport Beach City Council:

See below the e-mail I sent to Council Member Henn on September 12th. I would like to reiterate that I feel the Balboa Village Implementation Plan should not include the section which allows RV parking in the Balboa Parking lot. As you can see from the attached article regarding another beach community considering RV parking along the beach, that this is causing sales of properties, escrows, and rentals to be put on hold. This obviously tells us that parking RV's is something that devalues an area, not improving it.

I have also attached an article whereby they are banning RV parking at Venice Beach. You will notice in this article that Venice beach in the past has been referred to as ""Slum by the Sea", and the implication of the article is that the RV parking in the oceanfront lot near their boardwalk has contributed to this. I would like to point out that the Balboa Village Implementation Plan refers to the success of the RV parking at Newport Dunes and the success of the off-season parking at Huntington Beach. I would like to point out that neither of these areas are comparable to the Balboa Village area. Both of these areas have PCH as a buffer between it and other areas, and neither of these RV parks are anywhere near residences that would see the RV's. You will note that Huntington Beach did not put their RV parking near the pier where there is more of a village close by. Instead they put it approximately 1 mile away from the pier where there are no residences nearby nor where people would walk.

I would strongly encourage the Balboa Implementation Plan not be brought up at the council meeting coming up on Tuesday September 25th In order to look into this item further and consider pulling out the provision of RV parking. If it does come up at the council meeting I would encourage it not to be voted on at this council meeting so that again this item can be removed from the plan. If a vote is taken I would strongly encourage either a no vote on the plan or only encourage a yes vote on the plan if the yes vote was conditioned on the item regarding RV parking be excluded from the plan.

As I mention in my e-mail I sent to Council Member Henn, I am concerned that if the council OK's the plan with the RV parking in it, then even though per se the RV parking has not been approved yet, this uncertainty by itself would cause a decrease in home values in the Balboa area and a potential loss of renters as it puts a cloud of uncertainty over that area.

I know that your time is valuable and that you face many decision making pressures . So, thank you for taking the time to carefully consider what I am saying.

Thank you also for your faithful service to the people of Newport Beach,

Jim Petrilli
2501 Bamboo Street
Newport Beach, CA 92660
949-632-3352

jameslpet@hotmail.com

P.S. As I mention in the below article not only have I owned the property at 504 E. Oceanfront for over 20 years but I also have lived in and own my home in Eastbluff for over 25 years and as I long time resident of Newport Beach, I don't think RV parking nearby the Balboa Village is good idea for the community at large. People visit Balboa and walk along the boardwalk from all over the city and having to go by RV's which is more for a camping environment would not be pleasant and would not be in the same character as the rest of the village. Typically where I have seen RV access near beaches is far away from residences, somewhat isolated, and not near people that walk along the beach on a boardwalk.

From: jameslpet@hotmail.com
To: mhenn@newportbeachca.gov
CC: mhenn527@hotmail.com
Subject: Balboa Village Implementation Plan
Date: Wed, 12 Sep 2012 22:34:50 +0000

Council Member Henn:

I just left you a voice mail regarding the attached article regarding a similar situation in another city that is considering allowing RV parking at the beach. As you read the article you will notice that some real estate sales in a nearby condominium project that were in escrow have been put on hold pending the decision on whether RV parking will be allowed on a nearby beach. I spoke to you a few weeks ago regarding my concern for an RV park to be located in the Balboa beach front parking lot. I (along with

my in-laws) own a property at 504 East Oceanfront and would not like to see this happen. I believe you had mentioned that this was just up for consideration and that my concerns could be heard during the process.

My concern now is that by just having this in the Balboa Village Implementation Plan that this would cause home owners of properties within several blocks of the parking lot to disclose this in a potential real estate sale even if this is only up for consideration. I called a local real estate attorney and a local title representative and they both said that they felt that the inclusion of this item in the Balboa Village Implementation Plan which is being considered by the City Council would cause an owner to have to disclose this to a potential purchaser now.

If you think about it let's say that we went to sell our property (which we do not intend to do as we have owned in for over 20 years) and we had failed to disclose this to the buyer. We closed escrow and then a couple of years down the road the RV parking gets approved and the new buyer is not happy about it (which I am sure they would not be) and then they come back to us and ask us why we did not disclose this and we would tell them it was just being considered by the council and had not been approved so we did not disclose it. I would think they would have a lawsuit against us. They would tell me I should have disclosed my knowledge of this and let them decide whether it might go through. If I were to disclose it I don't think a buyer would want to buy our property with this kind of uncertainty and would probably want to put the escrow on hold.

I feel by having this item in the plan (even if not approved yet) it is going to put a kind of uncertainty on homeowners that could cause a chilling effect on escrow closings in the area and possibly on rentals as well.

I recommend this item be eliminated from the Balboa Village Implementation Plan or at a minimum the Balboa Village Implementation Plan not be brought up at the next regular council meeting on September 25th until this matter can be investigated further.

I noticed that there is a council meeting tonight and I was wondering whether I should bring this up tonight or at tomorrow's meeting at 4:00 at the council chambers where I believe the Balboa Village Implementation Plan is being discussed.

Can you call me at 949-632-3352 or e-mail me to let me know what would be more appropriate.

Thank you,

Jim Petrilli
2501 Bamboo Street
Newport Beach, CA 92660



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When Home Has No Place to Park



Diane Butler and her husband, Abraham, are among many who may be forced to leave the Venice section of Los Angeles by regulations limiting street parking and banning R.V.'s from beach lots.

By IAN LOVETT

Published: October 3, 2010

LOS ANGELES — Every day, Diane Butler and her husband park their two hand-painted R.V.'s in a lot at the edge of Venice Beach here, alongside dozens of other rickety, rusted campers from the 1970s and '80s. During the day, she sells her artwork on the boardwalk. When the parking lot closes at sunset, she and the other R.V.-dwellers drive a quarter-mile inland to find somewhere on the street to park for the night.

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A couple living in a van in a parking lot on Venice Beach ran into a problem with the Los Angeles police.

Enlarge This Image



The Venice section of Los Angeles has become the latest California community to enact strict new regulations limiting street parking and banning R.V.'s from beach lots.

Their nomadic existence might be ending, though. The Venice section of Los Angeles has become the latest California community to enact strict new regulations limiting street parking and banning R.V.'s from beach lots — regulations that could soon force Ms. Butler, 58, to leave the community where she has lived for four decades.

"They're making it hard for people in vehicles to remain in Venice," she said.

Southern California, with its forgiving weather, has long been a popular destination for those living in vehicles and other homeless people. And for decades, people living in R.V.'s, vans and cars have settled in Venice, the beachfront Los Angeles community once known as the "Slum by the Sea" and famous for its offbeat, artistic culture.



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Yet even as the economic downturn has forced more people out of their homes and into their cars, vehicle-dwellers are facing fewer options, with more communities trying to push them out.

As nearby neighborhoods and municipalities passed laws restricting overnight parking in recent years, Venice became the center of vehicle dwelling in the region. More than 250 vehicles now serve as shelter on Venice streets, according to the Los Angeles Homeless Services Authority.

"The only place between Santa Barbara and San Diego where campers can park seven blocks from the beach is this little piece of land," said City Councilman Bill Rosendahl, whose district includes Venice. "Over the years, it's only gotten worse, as every other community along the coast has adopted restrictions."

In the past, bohemian Venice was tolerant of vehicle-dwellers, but, increasingly, the proliferation of R.V.'s in this gentrifying neighborhood has prompted efforts to remove them.

"The status quo is unacceptable," said Mark Ryavec, president of the Venice Stakeholders Association, a group of residents devoted to removing R.V.'s from the area. "It's time to give us some relief from R.V.'s parking on our doorsteps."

A bitter debate has raged between residents who want to get rid of R.V.'s and those who want to combat the problems of homelessness in the community by offering safe places to park and access to public bathrooms. Last year, residents voted to establish overnight parking restrictions, but the California Coastal Commission twice vetoed the plan.

However, a recent incident involving an R.V. owner's arrest on charges of dumping sewage into the street has accelerated efforts to remove vehicle-dwellers. Starting this week, oversized vehicles will be banned from the beach parking lots; an ordinance banning them from parking on the street overnight could take effect within a month.

While Mr. Rosendahl supported parking restrictions, he has also secured \$750,000 from the city to pay for a pilot program to house R.V.-dwellers. Modeled after efforts in Santa Barbara and Eugene, Ore., the Vehicles to Homes program will offer overnight parking for vehicle-dwellers who agree to meet certain conditions, with the goal of moving participants into permanent housing.

"For people who want help, we'll support them," Mr. Rosendahl said. "The others can take their wheels and go up the coast or somewhere else, God bless them. It's not our responsibility to be the only spot where near-homelessness is dealt with in the state of California."

While some have expressed interest in the program, many said they did not want to subject themselves to curfews and oversight or had no means or desire to return to renting. Mr. Ryavec believes few will participate.

"I will not debate that some people are mentally ill, indigent or drugged out," Mr. Ryavec said. "But my stance is that the bulk of these people are making a lifestyle choice."

Still, according to Gary J. Blasi, a law professor at the University of California, Los Angeles, and an activist on homeless issues, most people choose to live in vehicles only when the alternative is sleeping in a shelter or on the street.

"The idea of carefree vagabonds is statistically false," Professor Blas said. "More often, these are people who lived in apartments in Venice before they lived in R.V.'s. The reason for losing housing is usually the loss of a job or some health care crisis."

Even if all the vehicle-dwellers in Venice wanted to participate, the pilot program will accommodate only a small fraction of them. In Southern California, though, there may not be anywhere else R.V.'s can legally park. According to Nell Donovan, executive director of the [National Coalition for the Homeless](#), ordinances banning R.V.'s have spread from metropolitan areas into the suburbs as vehicle-dwellers venture farther afield in search of somewhere to sleep.

"Communities are now forming a patchwork of ordinances, which virtually prohibits a geographic cure to the situation," Mr. Donovan said. "If you're in a community and they tell you to leave, you can't just go to the next community, because they establish similar ordinances, especially in California."

Mr. Donovan said vehicle-dwellers often end up on the street after their vehicles are towed or become inoperable. When his organization surveyed tent camps in California, they found that many residents had come from R.V.'s.

Vehicle-dwellers in Venice are now considering their options, but few expressed any intention of leaving.

"They can keep throwing more laws at us, but we're not just going to go away," said Mario Manti-Gualtiero, who lost his job as an audio engineer and now lives in an R.V. "We can't just evaporate."

A version of this article appeared in print on October 4, 2010, on page A9 of the New York edition.

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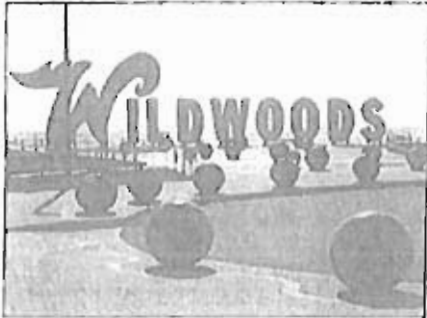
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Petition Prompts City to Revisit RV Placement

Government | Thu, 8/20/2012 12:42 PM | Updated 2 days 5 hours ago | Read 1664 | Commented 5 | E-mail: 64
By Deborah McGuire



WILDWOOD — A petition with over 1,600 signatures was sent to the city's governing body Aug. 14 by two local condominium associations who do not want to see recreational vehicles parked on the beach. And in response, the city will revisit the placement of the proposed park, Mayor Ernest Troiano told the Herald.

Signers of the petition ranged from city residents to vacationers from as far away as Canada.

"The condominium associations of Wildwood Ocean Towers and 300 E. Learning Street stand united in their opposition to the city's plan to allow RVs to park on our beaches," wrote the boards of directors of both associations. The two associations asked the city to revisit the plan with its engineering firm and "challenge them to recommend beach friendly concessions to replace the RV campground."

The city has proposed placing parking spots for 80 recreational vehicles on the southern end of its beach. Initially placed on the beach near Cresse Avenue, the proposed parking location was moved and would be located south of the Wildwoods Convention Center and north of Ocean Towers.

The petition called for the cancellation of all RV parking on the beach due to concerns about beach safety and access; environmental issues and potential traffic hazards.

"There is significant concern for the ability for residents and vacationers to safely access the beach from Learning to Cresse without having to come in contact with the RVs or to cross paths with them," noted the petition. "This RV park will be within one block of hundreds of residential condominium owners/taxpayers, numerous commercial businesses and will be next to the Wildwood Boardwalk where tens of thousands of tourists walk by."

The petition noted a concern for environmental issues such as motor oil, transmission fluid or brake fluid being spilled onto the sand, as well as gray water, sewage discharges, pet waste and other waste generated by RVs. The petition called for the elimination of the proposed RV park for financial reasons. It noted, "There have been at least two contracts of sale at Wildwood Ocean Towers placed in jeopardy by the potential presence of RVs on the beach and other property owners have reported losses of renters for 2013 and beyond due to RV parking."

At the June 27 City Commissioners meeting, Michael McCurdy, an Ocean Towers condominium owner told city officials he, along with other condominium owners were interested in finding "an amicable solution to not have RVs parked in front of us." During that meeting McCurdy said "there is enough support within our community to hire a study and file an injunction against the city for the allowed use. We don't want them. We want them on the southern side of the convention center."

Placing recreational vehicles on the beach is part of the city's plan to make the beach a money-making venture for the city. "Everyone complains about their taxes and everyone wants their taxes lowered," said Troiano during the June 27 meeting. "We need to try and generate revenue. We have an expensive beach out there that is just a barren waste of money."

Signers of the petition do not necessarily agree with the mayor's take on a financial fix for the city's empty coffers.

"Wildwood's chief asset is its beaches and beaches should be protected at all costs," wrote Joanne LaSorda in a comment to the online petition. "This is the city's first step, but it won't stop with just 80 RVs. Once the beach is contaminated with motor oil, no one will want to sunbathe on it. When no one wants to vacation in Wildwood, the city won't have to worry about a 'revenue stream.'"

"People are entitled to their opinions," said the mayor. "There will be a review of the location of the RVs."